

WESTFIELD-WASHINGTON
ADVISORY PLANNING COMMISSION

March 17, 2008

Page No. 1

0803-DP-01

PETITION NUMBERS:	0803-DP-01
APPROXIMATE ADDRESS:	20416 Grassy Branch Road.
PETITIONER:	CR White Aurora LLC
REQUESTED ACTION:	Development Plan Review of the Kingsley Gardens development in The Villas section of the Aurora Planned Unit Development, twelve (12) blocks providing for up to forty-eight (48) units on approximately 17.574 acres.
CURRENT ZONING:	Aurora PUD
CURRENT LAND USE:	Agricultural, Single-Family Dwellings
ASSOCIATED PETITIONS:	0803-SPP-01
EXHIBITS:	1. Staff Report, WCD, 03/17/08 2. Petitioner's Submittal, 03/07/08

ZONING HISTORY

0607-PUD-09

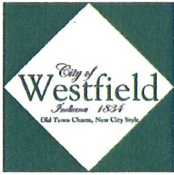
Aurora PUD, approved 12/06

PETITION HISTORY

- The March 17, 2008 Advisory Plan Commission Meeting represents the first public hearing of the Development Plan and Primary Plat for Aurora Phases 1-3, as well as the first appearance for the Development Plan and Primary Plat of Kingsley Gardens.
- This item previously appeared before the APC at the March 3, 2008 Workshop Meeting.

PROCEDURAL

- Notification of the March 17, 2008 public hearing was provided to abutting property owners in accordance with the Rules of Procedure on March 7, 2008.
- Notice of the March 17, 2008 public hearing was posted to the City web site and at City Hall, and published in newspapers of general circulation in accordance with the Rules of Procedure.
- Development Plan Review requires a Public Hearing.
- Approval of a Development Plan Review must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district or applicable PUD, any Variances associated with the site, and any Commitments associated with the site.
- The Advisory Plan Commission may approve, conditionally approve, continue, or deny the requested approval. Any conditions must be determined through agreement of the APC and the petitioner. Any continuance should also be determined through agreement of the APC and the petitioner.
- Any denial must be justified in writing on the accompanying Finding of Fact sheet.



STAFF INTRODUCTIONS

The Aurora PUD District includes approximately 315 acres, and generally extends from the south side of the intersection of State Road 38 and Grassy Branch Road to the intersection of US 31 and 202nd Street. Terms of the Aurora PUD District provide for single-family attached dwellings, multi-family dwellings, commercial uses, industrial uses, and a public park area. A legal drain (Beals & Cox) crosses the subject site from north to south along the west side of the Grassy Branch Road right-of-way. A portion of the 203rd Street right-of-way is located within part of the Aurora PUD anticipated to develop with industrial and multi-family uses, and will likely be vacated as development progresses.

The submitted Development Plan Review of the Kingsley Gardens development in The Villas section of the Aurora Planned Unit Development would establish twelve (12) blocks, which would provide for up to forty-eight (48) single-family attached “quad” dwelling units on approximately 17.574 acres. The proposed housing type is a permitted use under the terms of the Aurora PUD, and the proposed number of units is within the maximum number established for the Villas section of Aurora.

This development plan complies with the applicable Aurora PUD zoning standards, as well as the applicable commitments. No waiver requests are associated with this petition. The property in question is not located within any overlay zone. The portion of the subject site being subdivided complies with the terms of the Subdivision Control Ordinance (see associated report 0803-SPP-01).

DP REQUIREMENTS

Site Access & Circulation

Proposed access to the subject site has been reviewed by WCD, WPWD, and WFD. Following the February 19, 2008 TAC meeting, comments were provided regarding modifications to the parking area surrounding the proposed clubhouse, access to an existing lift station, and retaining access from public rights-of-way to properties affected by the future vacation of 203rd Street.

The petitioner has responded to these comments to the satisfaction of the agencies listed. The submitted plans depict the revisions necessary to address the concerns expressed at the February 19, 2008 TAC meeting, and have been deemed acceptable.

Landscaping

Comments provided for the March 3, 2008 Workshop Meeting indicated that review of the proposed landscaping plan was ongoing, and that full compliance would be verified prior to this petition appearing before the APC on March 17, 2008. As of the date of this report, the petitioner has provided a compliant landscaping plan for the Kingsley Gardens portion of the subject site. Pertinent information is included below.



On-Site Requirements

The on-site landscaping requirements of the Aurora PUD require four shade trees and ten shrubs per dwelling unit. The terms of the Aurora PUD allow required street trees and buffer yard plantings to count toward overall on-site requirements. The terms of the Aurora PUD further provide for credit for preserved trees in the same manner as the standard provisions of the Westfield-Washington Township Zoning Ordinance.

	Required	Shown	+/-
Shade Trees (4/unit)	192	69	-123
Proposed per-unit planting	1	48*	-75
Preserved Trees (@ 1 tree / inch)	-	125	+125
Totals	192	242	+50
Shrubs (10/unit)	480	351	-129
Proposed per-unit planting	10	480*	831

On-Site notes:

- 1) Desired preservation credits were not identified in the information provided for the March 3, 2008 Workshop Meeting. Since that time, the petition has been updated to include an inventory of any tree with a caliper greater than twelve (12) inches for which the petition seeks preservation credit.
- 2) The practice of counting per-unit planting towards the overall on-site requirement is permitted, provided the total required plantings will be in place before half of the units are under construction. This means no more than fifty percent (50%) of required on-site plantings may be satisfied by anticipated per-unit plantings. The submitted landscaping plans are in compliance with this practice.

Road Frontage

The Kingsley Gardens portion of the Aurora PUD depicts road frontage trees abutting the proposed right-of-way of Aurora Parkway and the re-aligned portion of Grassy Branch Road. These trees are required at a rate of one tree per thirty linear feet of road right-of-way.

Road	Approximate Length	Required	Shown	+/-
Aurora Parkway	930	31	32	+1
Grassy Branch	710	25	25	-



Buffer Yards

Terms of the Aurora PUD required buffer yards at specific locations, and established specific standards for those specified buffer yards. The submitted landscaping plan depicts buffer yards as required by the terms of the Aurora PUD, and further depicts required planting, mounding, and fencing within those buffer yards as well.

Lighting

The submitted lighting plans do not depict any proposed exterior lighting on either the clubhouse or the conservatory. As no exterior lighting of either of these structures is proposed, fixture details and photometric sheets are not required. Should exterior lighting of either structure be proposed in the future, compliant fixture details and photometric sheets would be required prior to the installation of the desired exterior lighting.

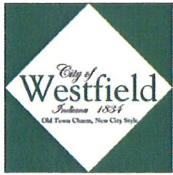
An amended lighting plan was submitted on March 7, 2008, depicting the location of proposed street lighting. These lights are internal to the Kingsley Gardens section, and would not illuminate any adjacent property line in excess of the 0.10 foot-candle measurement permitted.

Signage

The submittal was amended on March 7, 2008 to include a rendering of potential entryway monument signage and related entryway features. This information appeared to be generally compliant with the terms of the Aurora PUD, but did not include distances, dimensions or proposed sign sizes. Exact locations of entryway features and signage will be reviewed when construction plans and secondary plats are submitted to evaluate proximity to rights-of-way and easements. Dimensions and sizes of proposed signs will be evaluated upon application for sign permits.

Building Orientation & Materials

The terms of the Aurora PUD establish requirements for any non-residential structure proposed in a residential district. This petition would provide for the construction of both a clubhouse and a conservatory associated with the Kingsley Gardens residential development. Submitted elevations depict compliance with the Orientation and Materials standards of the Aurora PUD.

Plan Documentation

Pending compliance with any conditions, the petitioner will have provided the required documents.

<u>Required Plan</u>	<u>Original</u>	<u>Amended</u>	<u>Status</u>
Site Plan	02/05/08	-	Compliant
Demolition Plan	N/A	-	N/A
Location Map	02/05/08	-	Compliant
Landscape Plan	02/05/08	03/07/08	Compliant
Lighting Plan	02/05/08	03/07/08	Compliant
Building Elevations	02/05/08	-	Compliant
Access & Circulation	02/05/08	03/07/08	Compliant

<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	01/09/08	Compliant
Fees	02/05/08	Compliant
Legal Description	02/05/08	Compliant
Consent Form	02/25/08	Compliant
Contact Sheet	02/05/08	Compliant
TAC	02/19/08	Compliant
Notice - Sign on site	03/07/08	Compliant
Notice- Newspaper	03/07/08	Compliant
Notice -Mail	03/07/08	Compliant
Submit Revisions	03/07/08	Compliant

AFS